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SIEA TRADING AS SOLOMON POWER

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Appendix A: Terms of Reference

I. Background

The Solomon Islands Electricity Authority (SIEA) trading as Solomon Power is a State Owned Enterprise (SOE) that is mandated under the Electricity Act of 1969 as the responsible authority for the generation, transmission, distribution and sale of electrical energy throughout the Solomon Islands. The Authority falls under the portfolio of the Ministry of Mines, Energy and Rural Electrification, and in accordance with the Electricity Act, Solomon Power is responsible to the Minister for Mines and Energy. With its headquarters located in Honiara, Solomon Power has outstations in other provincial centers in Auki, Malu'u, Munda, Gizo, Noro, Buala, Tulagi, Lata and Kirakira.

II. Objective

1. The Solomon Islands Electricity Authority (SIEA) trading as Solomon Power requires the services of a reputable Australian Architectural firm to undertake the design of a Master Plan for its land at East Honiara, Land known as Lot 45 of 83/R and the total Land area is 2.02Ha.
2. Detailed design and future development of the East Honiara land is expected to be undertaken after completion of this Master Plan. The completed Master Plan will provide a foundation document to guide the future development of the site and in accordance with Australian Standards and Solomon Power requirements.
3. Solomon Power requires exceptional value for money services from the reputable Architectural firm and the Proposal will need to demonstrate a commitment to:
 - Environmentally Sustainability Design (ESD),
 - Appropriate maintenance and operation requirements
 - Maximum usage of solar based design
 - Environmentally friendly Design (maximizing Green environment)



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III. SCOPE OF SERVICES

A. East Honiara (Green Village)

A.1. Site Investigations

4. The Consultant will perform the following tasks:

- Visit the site at East Honiara;
- Consult with and build a close relationship with key Solomon Power staff
- Examine the environment, vegetation, topographical and geotechnical conditions at the East Honiara site
- Identify Existing utilities
- Examine existing Roadways and drainage network
- Examine close proximity to Henderson International airport

5. The duration of this assignment is to be 1 week.

A.2. Design Options

6. During the development of the Master Plan the consultant will be required to explore several options and consult with Solomon Power before coming up with a final recommended solution.

7. The Completed Master Plan shall define the site constraints and demonstrate a considered response to the client requirements. Allow to prepare 2 district options based on a complete new build and a development that seeks to utilize renewable energy (solar) and maximize vegetation (Landscaping).

8. Proposed zones :

- Residential
- Commercial
- Industrial



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9. Residential Zones will include but not limited to :

- 20 Units (3 Bedroom), Double Storey
- 6m Building Line Restriction
- Solar Panel Roofs
- Open spaces (Recreational)
- Landscaping
- Lights (Lamp posts)
- 20m buffer zone
- Parking spaces (2 vehicles per unit)
- Service Lanes (Utilities)

10. Commercial Zones will include but not limited to :

- Training Centre, Double Storey
- 9m Building Line Restriction
- Solar Panel Roofs
- Open spaces (training)
- Landscaping
- Lights (Lamp posts)
- 20m buffer zone
- Parking spaces for 30 vehicles
- Service Lanes (Utilities)
- Multipurpose training center (Open high roof)
- Potential future uses

11. Industrial Zones will include but not limited to :

- Distribution warehouse with office spaces
- Distribution workshop and offices
- Solar Panel Roofs
- 20m Building Line Restriction
- Open spaces (Poles, Post storage)
- Landscaping
- Lights (Lamp posts)



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- 20m buffer zone
- Parking spaces for 50 vehicles
- Service Lanes (Utilities)
- Trucks carrying 40 foot container to have easy movement (Maneuverability)
- Potential future uses

12. Road Networks will include but not limited to :

- AS Road standards for zones
- Footpaths
- Landscaping
- Lights (Lamp posts)
- Parking spaces
- Service Lanes (Utilities)

13. Other matters:

- Provisions for Stormwater drainage networks
- Provisions for Soakpits
- Provisions for communal septic tank systems
- Provisions for Sewerage reticulation systems
- Provisions for Water reticulation systems
- Possible Solar Farm location

14. The duration of this assignment is to be 4 weeks.

A.3. Key Deliverables

15. A3 size Master Plan which includes but not limited to:

- Locality Plan
- Existing Site Survey Plan
- Proposed Master Plan
- Proposed development stages (if any)
- Concept level floor plans of each buildings as per zoning
- Typical Road sections



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16. A4 size Technical Report which includes but not limited to:

- General description of the environment, vegetation, topographical and geotechnical conditions on site
- Detail Description of Master Plan
- Description of proposed development stages (if any)
- Recommendation for suitable building designs
- Recommendations for suitable 'green village' theme design option
- Provide pictures as per designs

17. SOLOMON POWER should receive from the reputable Australian Architectural firm the following:

- AutoCAD 2015 or lower in (dwg or dxf) format of Master Plan and all related drawings
- Soft copy of Technical Report
- 3 X bounded copies of Master Plan (A3) size
- 3 X bounded copies of Technical Report (A4) size

18. The Total duration of this assignment is to be 5 weeks.



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INFORMATION TO BE PROVIDED BY THE CLIENT

19. Attached to these Terms of Reference are the following documents (Refer Appendix E):

- Topographical Survey Plan
- Google earth Image of site



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Appendix B: Key Criteria for Selection

CONTRACT REF NO.SIEA-16-10-CW-EAST HONIARA-MASTER PLAN

EAST HONIARA (Green Village) - MASTER PLANNING

The key criteria for evaluation for East Honiara are:

ITEM	CRITERIONS
To Identify Conforming/Partially Conforming or Non-Conforming Tenders (5%)	
1	Tender Amount Submitted
2	Program of Works Submitted
Technical Evaluation (70%)	
1	Company registration number
2	Companies years of experience doing similar works in the Pacific (Master Planning)
3	Registered Professional member of architects in Australia or New Zealand
4	Personnel's experience in doing similar works (Master Planning)
5	Companies experience in environmentally Sustainability Design (ESD)
6	Companies experience in Solar based design
7	Companies experience in Site Investigations
8	Listings of softwares and hardwares used in project
Financial Evaluation (25%)	
1	Tender Price
2	Company Indemnity Insurance
3	Workers Compensation Insurance
4	Supporting evidence of money in bank account
5	Supporting evidence of Company net worth per Annum



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Appendix C: Consultants Personnel

I. Experts Allocated For the Assignment (please specify below)



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Appendix D: Consultants Work Schedule (Gantt chart)



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Appendix E: Attachments

1. Topographical Plan

[Topographical Survey - \(04\).pdf](#)

2. Google earth Image of site

[Locality Plan- \(05\).pdf](#)